

Francis City Council Meeting
Thursday, September 08, 2016 7:00 p.m.
Francis City Community Center
2319 So. Spring Hollow Rd.
Francis, Utah 84036

Attending: Mayor R. Lee Snelgrove, Councilmembers Byron Ames, Matt Crittenden, Jeremie Forman, and Shana Fryer. City Engineer Scott Kettle, City Attorney Kraig Powell, City Planner Marcy Burrell and City Recorder Suzanne Gillett

Others Attending: Michael Demkowicz, Larry & Melody Lark, Jaren & Myra Housel, Eric A. Averett, Joy Night, Kerri Jackson (McNeil), Kenny Jackson, Dena Housel, Barry & Terri Richins

1. Welcome, Call to Order & Pledge of Allegiance—The Mayor welcomed all in attendance at 7:00p.m, and asked Councilmember Crittenden to lead in the pledge of allegiance. He then explained how the public comment session worked and opened the meeting to the public. There was no comment.

2. Public Comment—None

3. Public Hearings

A. “CL McNeil Subdivision” Jeff McNeil---Planner Burrell explained everything that had gone on in planning commission and explained that Horrocks Engineering has looked things over and this is a preliminary and a final stage approval. A note needs to be added to the plat explaining that the back portion of the property would not be buildable, but they would have an easement, a ten-foot public utility easement.

The Mayor asked what the red line on Horrocks letter was. Engineer Kettle explained what it meant. He informed everyone that if there were a property dispute, then it would be between property owners.

Councilman Forman said he is confused. Is this the one that already has a house built on it? Planner Burrell explained yes. He is confused why it is being subdivided then. Attorney Powell explained that he was only giving his daughter one lot, not the whole thing.

Mayor Snelgrove opened the meeting up to the public and there was no comment, the public hearing was closed. The Mayor reviewed with the council the planning commission notes and the Horrocks notes.

The Mayor asked for a motion to approve the preliminary and the final plat.

Councilmember Forman made a motion to approve the preliminary and final plat with all of the notes recommended by the planning commission. Councilmember Crittenden seconded the motion. The Mayor and Councilmembers Forman, and Crittenden all voted in favor and motion passed. Councilmembers Ames & Fryer had not yet arrived at the meeting.

B. “Francis Cove Subdivision” Old Church Property---Planner Burrell explained where this subdivision would be located, and what has been done with the planning commission. She explained what needed to be done with the water mains, storm drains etc. The roads were discussed and how things

would lay out on the property. They will need to work with Engineer Kettle. The Planning Commission forwarded this to the city council with the conditions stated on the Horrocks approval letter.

The Mayor asked which storm drains they would be using. Engineer Michael Demkowicz, the engineer on the project, explained how he came up with his ideas and how things would work.

The Mayor asked about the existing connections. Engineer Kettle explained how it would all work.

Councilmember Forman asked if they were going to just sell the lots or are they going to build and sell. Michael said that they would like to build and sell.

Terry Richens addressed the council and wanted to know how the garbage would be maintained and he was told that he would have to go through the county. He then asked about the water issue. The Mayor explained that the spring had dried up, we are not out of water, we are just out of that source. There was a brief discussion on the water issues.

The Mayor opened the meeting to the public. There was no public comment and the Mayor closed the public comment session. He then reviewed with Councilmember Ames & Fryer what had gone on in the meeting before they arrived.

UDOT will require boring the line and it will need to be done before October 15. Engineer Kettle explained what would go on and they would have to fill the city requirements plus the UDOT requirements.

Engineer Kettle stated that in the planning commission, Commissioner Bushman had questions on the setbacks and that he had addressed all of that with her. He explained to the council how things would lay out and look. Mr. Richins asked about streetlights and wanted to know if they were for or against them. He was told it varies and depends on whom you ask. He then asked about sidewalks. The Mayor said they have not discussed anything about doing sidewalks in subdivisions anywhere else. Councilmember Forman said that it is not in the general plan.

The Mayor asked for a motion.

Councilmember Forman asked if any roads were in the general plan that would run through or affect this subdivision. Engineer Kettle explained where the roads were and that this would remain a cul-de-sac.

Councilmember Ames made a motion to approve the Francis Cove Subdivision with the conditions laid out in the Horrocks Engineering letter. Councilmember Crittenden seconded the motion. The Mayor and Councilmembers Crittenden, Forman, Ames and Fryer all voted in favor, motion passed.

4. Discussion, Updates and Approval of Potential Action Items

A. Building Fees, Resolution 2016-09—The Mayor explained that they had discussed the building fees and that Attorney Powell has been working with the city building inspector Eric Averett. Attorney Powell reviewed with the council all of the changes that had been made, and stated that they were more consistent with Kamas and Oakley now. He then explained how the inspection fees worked and what the separate permits would be.

Attorney Powell reviewed the figures on the Resolution and how they came up with the figures and how things are all figured out.

Eric Averett explained that we are using fees from 1994; we are so far behind and have been so far behind for way to long, we need to get in line with the rest of the valley.

Councilman Forman said that he hates fees, but if we need to be there and in line with everything then he is good with it. Councilmember Crittenden wanted to know how this is enforced. He was told that Eric Averett would check on things. Eric knows where the values of things are at and what needs a permit and what does not.

Attorney Powell explained the state code and building code and what had to have a building permit or not. There was a brief discussion on permits.

The Mayor wanted to know how often they would have to update the codes and would they have to do a Resolution every time. Attorney Powell said that it is not that often and you would want to look at it again anyway.

Councilmember Forman made a motion to approve Resolution 2016-09 as written. Councilmember Crittenden seconded the motion. Roll call vote Councilmembers Crittenden, Forman, Ames, Fryer and the Mayor all voted Aye, motion passed.

B. Update on Tifton Hills---The Mayor explained that Mr. Bylund feels that if he is going to gain anything out of this at all, then he is going to have to proceed as planned. There was some discussion on eliminating the lift station, but he cannot do that. Council discussed what the original plans were and what had been discussed with Mr. Bylund. Engineer Kettle explained some of the things that had been discussed and some of the ideas that had been brought up with Mr. Bylund.

Councilmember Forman wanted to know how things would all affect the city. He wanted to know how the costs on things would compare with some of Mr. Bylunds ideas.

The Mayor asked Planner Burrell if she had anything to add. Mr. Bylund is out of town and could not attend the meeting tonight, but he would like to meet with the council again to discuss things.

C. Update on Water & Sewer---Engineer Kettle said the sewer contractor has found two possible sites for clay and they are looking into them. They are trying to get things going. The new power has been installed and is working.

The Mayor asked about the spring again, he was told they had not had a chance to get up there again. He also said that so far they are able to keep up with the demand on the well. He shared a phone call conversation that he had received today on the water situation. They just need to be aware that we are not out of water, but we also don't want the pumps overloaded.

Councilmember Forman wanted to know how soon in the future they needed to start planning again for the next update. He was told that they just need to plan ahead now and start saving when everything is in and done. Look for more property and save money.

When everything is said and done, they will have to raise the sewer rate again. However, they do need to start looking into the future.

5. Council Business

A. Council Reports---Councilmember Ames wanted to know if there was any effort to bring up Wild Willow and Halloween again. He wanted to know if he should stop worrying about this. The Mayor said

that last year they had trouble with the HOA helping them. Councilmembers Ames explained again, what had gone on.

Councilmember Forman said it is a concern, but he may be hung up on it a little bit. The Mayor said his concern is what kind of arguments it will bring up. Councilmember Ames said is it our obligation? Councilmember Forman said no. Morally maybe, legally no.

B. Planner Reports---The property that Jay Simmons was going to buy is now up for sale again. Planner Burrell wanted to know what to do with his annexation application. Attorney Powell said that we just need to close things out.

Engineer Kettle explained that he had run into Jay Simmons in Kamas and they spoke briefly.

C. Mayor Reports--- The Mayor said we are working on the Frontier Days money to see where we are. In January, we will have a meeting on that. The Mayor also explained that he ran into Duane Vance during Frontier Days and they spoke briefly about Run Away Ranches/Estates. He explained to council the things that they had discussed. Attorney Powell gave the council his opinion on what they should do.

D. Report and Approval of Bills Paid---*Councilmember Forman made a motion to approve bills pending council receiving email on Monday morning. Councilmember Crittenden seconded the motion. The Mayor and all Councilmembers voted in favor, motion passed.*

E. Approval of Minutes from August 11, 2016---*Councilmember Forman moved to approve the minutes with changes made. Councilmember Fryer seconded the motion. The Mayor and all Councilmembers voted in favor, motion passed.*

6. Closed Executive Session---*Councilmember Forman made a motion to go into closed executive session. Councilmember Ames seconded the motion. The Mayor and all Councilmembers voted in favor, motion passed.*

Councilmember Forman made a motion to go back into regular session and adjourn the meeting. Everyone voted in favor, motion passed.

7. Meeting Adjourned

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Minutes accepted as to form this 13th day of October 2016.

Mayor R. Lee Snelgrove

City Recorder Suzanne Gillett